

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 22 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Reuben Hillman
DATE: 4/20/16

Description of a 26.566 Acre Tract

Situated in Sections 3 & 4, T.6, R.13, Ames Township, Athens County, Ohio and being all of the land East of State Route 329 of an existing 49.5565 acre tract recorded in Official Records Book 415, Page 1223 and being more particularly described as follows:

Commencing at an existing iron pin assumed to be the Southeast Corner of the Southwest Quarter of Section 3 and also being the **Point of Beginning** for the survey herein described;

Thence along the South line of said section 3 and the North line of a tract recorded in Official Records Volume 199, Page 235:

N 86° 42' 56" W, 300.28 feet, to a point in the center of Linscott Run Road (CR-41), passing an iron pin set at a distance of 242.72 feet;

Thence leaving said South line and along said road the following six courses:

1. S 72° 00' 42" W, 31.88 feet to a point;
2. S 76° 15' 55" W, 214.31 feet to a point;
3. S 67° 44' 34" W, 171.00 feet to a point;
4. S 59° 55' 53" W, 135.95 feet to a point;
5. S 51° 13' 30" W, 241.17 feet to a point;
6. S 50° 39' 03" W, 252.77 feet to a point;

Thence leaving said road and along the lines of Thomas (454-2503 OR) the following four courses:

1. N 49° 17' 54" W, 398.34 feet to an iron pin set, passing an iron pin set at 20.00 feet;
2. N 11° 41' 00" W, 131.08 feet, to an iron pin found;
3. N 22° 49' 57" W, 136.95 feet to an iron pin set;
4. S 67° 32' 15" W, 228.73 feet to a point in the center of State Route 329, passing an iron pin found at 201.17 feet;

Thence along center of said road, N 21° 53' 21" W, 19.32 feet to a point;

Thence leaving said road, N 59° 22' 48" E, 239.08 feet to an iron pin set, passing an iron pin set at 28.13 feet;

Thence along the lines of Calentine (409-2298 OR) the following four courses:

1. N 32° 56' 02" E, 700.67 feet to an iron pin set;
2. N 79° 24' 32" E, 486.54 feet to an iron pin set;
3. S 52° 07' 43" E, 392.09 feet to an iron pin set;
4. N 73° 35' 02" E, 123.73 feet to an iron pin found;

Thence along the lines of Mayle (372-1880 OR):

S 43° 43' 04" E, 353.46 feet to a point in the center of Linscott Run Road (CR-41), passing an iron pin found at 333.12 feet;

Thence along said road the following 7 courses:

1. N 30° 27' 41" E, 23.17 feet to a point;
2. N 26° 23' 13" E, 44.28 feet to a point;



3. N 23° 05' 14" E, 50.57 feet to a point;
4. N 20° 57' 49" E, 33.50 feet to a point;
5. N 19° 27' 10" E, 22.96 feet to a point;
6. N 19° 27' 10" E, 66.84 feet to a point;
7. N 18° 19' 32" E, 63.37 feet to a point;

Thence leaving said road, and along the lines of Spaulding (369-167 OR) and Clark (341-953 OR): S 5° 11' 52" W, 579.90 feet and passing an iron pin set at 81.52 feet, to the point of beginning and containing a total of 26.566 acres of which 18.500 acres are located in Section 4 and 8.066 acres are located in Section 3.

Subject to all easements and rights of way of record.

The above description is based on a field survey completed August 2007, by C. Thomas Smith, PS 6844 and recorded in Volume 415, Page 1223, Athens County Official Records.

Bearings: Assumed and for determination of interior angles only.

Completed April, 2016 by

John M. Branner P.S. 6805



Short Line Table

Line	Bearing	Distance
1	S 72° 00' 42" W	31.88'
2	S 59° 55' 53" W	135.95'
3	N 11° 41' 00" W	131.08'
4	N 22° 49' 57" W	136.95'
5	N 21° 53' 21" W	19.32'
6	N 73° 35' 02" E	123.73'
7	N 30° 27' 41" E	23.17'
8	N 26° 23' 13" E	44.28'
9	N 23° 05' 14" E	50.57'
10	N 20° 57' 49" E	33.50'
11	N 19° 27' 10" E	22.96'
12	N 19° 27' 10" E	66.84'
13	N 18° 19' 32" E	63.37'

Calentine
Richard & Laura
409-2298OR
10.577 ac

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Percey Williams*
DATE: 4/20/16

26.566 Acres

Mayle
C. & A.
372-1880 OR
5.53 ac

Spaulding
Donald G
369-167
0.840 ac

Clark
Rhonda
341-953
59.20 ac

Calentine
Richard & Laura
415-1223 OR
49.5565 ac

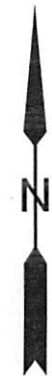
Wood
George
119-235
72.34 ac

Thomas
Linda K.
454-2503 OR
5.01 ac

P.O.B.
Assumed
SE Corner of
SW Quarter of
Section 3

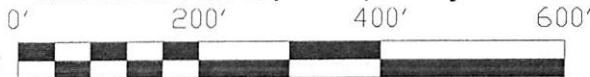
Plat of Description of 26.566 acres
for all lands East of State Route 329
of an existing 49.5565 acre tract
Located in Sections 3 & 4
T-6N, R-13W, Ames Twp.,
Athens Co., Ohio
Based on Survey of a 49.5565 ac +/- tract
by C. Thomas Smith, PS 6844
Performed in August 2007
Drawn April, 2016

By: *John M. Branner*
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



Scale 1 inch = 200 feet

- = iron pin set by C. Thomas Smith
 - = iron pin found by C. Thomas Smith
- Bearings are assumed and are for the determination of angles only
Ref. Docs.: Tax Plat, Deeds, Surveys



Section 4 18.500 ac +/-
Section 3 8.066 ac +/-

Linscott Run Road (CR-41)
S 51° 13' 30" W 241.17'
S 50° 39' 03" W 252.77'

State Route 329
L5
N 59° 22' 48" E 239.08'
S 67° 32' 15" W 228.73'
+201.17'

N 22° 56' 02" E
700.67'

N 79° 24' 32" E
486.54'

S 52° 07' 43" E
392.09'

S 42° 43' 04" E
353.46'

S 5° 11' 52" W
579.90'

+333.12'

+81.52'

N 86° 42' 56" W
300.28'

+242.72'

S 76° 15' 55" W
171.00'

S 67° 44' 34" W
214.31'

L2

L1

L4

L3

+20.00'